

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Atlantis Properties, Inc./Sterling
Bank

Case #: 111-R-03

Date: November 12, 2003

Comments:

1) No Comments

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SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Atlantis Properties, Inc./Sterling Bank

Case #: 111-R-03

Date: November 12, 2003

Comments:

1. This proposed use will generate approximately 1,896 trips per day. The City of Fort Lauderdale Code of Ordinances, pursuant to Section 47-25.2, requires the applicant to complete a regional traffic impact analysis (TIA). A qualified transportation consultant will perform the traffic analysis upon determinations of the boundary parameters for the study. These parameters shall be set forth in the methodology meeting which is scheduled for November 14, 2003.
2. The traffic consultant's review and recommendations for this project shall be effectively resolved prior to the applicant requesting either Planning & Zoning Board review or final DRC, whichever occurs first.
3. The applicant shall contract for engineering services to obtain a general license for surface water management from the Broward County Department of Environmental Protection (BCDPEP). This design shall incorporate sufficient property boundary, existing, and proposed elevations (with use of cross-sectional views as applicable) to demonstrate adequate storm water routing and storage per Section 47-25.2.L of the City Code of Ordinances. The engineer's paving and drainage plan(s) and calculations shall be complete in order to obtain final site plan approval.
4. The engineered paving and drainage plan shall contain the BCDPEP Water Management License (in the form of a BCDPEP stamped and signed plan) with their application for building permit.
5. Owner of the referenced property is advised that no site plan shall be approved for construction until said site plan reflects all easements, rights of way, or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and

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encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.

6. In lieu of resolving item 4 (above) prior to requesting final DRC approval the owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
7. Per Section 47-24.5.A.3.b provides exception to platting if the property proposed for development is delineated as a parcel on Plat Book 5, Page 8 and would be required to re-plat. It appears that this owner would be required to plat this property by review of this section.
8. The site plan (Sheet SP-1) appropriately indicates a three (3) foot required dedication to Broward County for satisfaction of the Broward County Trafficways Plan width. There is no indication of the required corner chord with radius of thirty (30) for satisfaction of Section 47-24.5.D.1.p.vi.c.
9. The engineer shall verify that all access and street trees to be located on the perimeter of this site will pose no conflicts with existing overhead electric or street lighting poles, wiring, etc. An engineering permit shall be required for any modification to City maintained street light circuitry or facilities.
10. The engineer must provide some additional elevations on PGD-1 in both access areas to clearly indicate retention of water from accesses into site drainage systems. It is unclear or not apparent that all surface water is being routed appropriately to receiving structures and without bypassing them.
11. Please explain why two structures are designed for the access to S. Andrews while only one is designed for access to S.W. 1 Avenue?
12. Please provide complete drainage calculations for the project design with revised PGD-1 plan with request for final site plan approval. Engineering staff has concerns with the off site connection to the City's 54-inch drainage structure and we will want to carefully evaluate the calculations and design to determine if any alternative to this connection is possible before approving of it. **One such alternative is to require connection to the fifteen (15) inch basin located in the northeast corner of the project site. We will, however, want to exhaust all options to allowing an off site connection.**
13. Please indicate all reservoir space numbers and dimensions in each bank drive through lane, and whether it is an ATM or personal bank teller assisted service

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drive, and ensure adequate spaces are provide per Section 47-20.17 of the Code.

14. These drive through lanes must be ten (10) feet wide (minimum) and twenty (20) feet long each pursuant to the Code.
15. Provide a final striped turnaround space in the dead end parking zone in the southeast corner of the sight, with appropriate sign to indicate space is for turn around purposes only (No Parking).
16. The engineer is directed to sheet 39, book A-5 of the City's gravity sewer atlas. This sheet indicates an existing lateral to lot 4 in the approximate vicinity of the proposed one designed on sheet WS-1. Please revise sewer service design to utilize the existing lateral and eliminate the new connection proposed.
17. Please review survey and verify if existing water meter at the northwest corner of the property can be used to eliminate one of the two new services and meters proposed? Please revise notes to indicate on the plans that the City will install any new service(s) required from City mains.
18. Please replace engineer's standard details for water system with City's standard detail sheet (available on line).
19. The engineer shall also employ the City's standard sidewalk detail for walk along S.W. 1 Avenue. Type "B" joint is defined in your detail but the Type "A" joint is not apparently defined by the detail. City's standard requires a tooled joint every five (5) feet and elastomeric expansion joint every four flags (or every twenty (20) feet) along the sidewalk.
20. Engineer shall obtain and insert the truncated dome detectible warning mat or mold detail into this drawing set. This detail is to be utilized for all accessible ramps on public sidewalks per 64 FR 62248. This detail is available from engineering staff if needed.
21. Please apply for the appropriate permits to remove and restore all curb openings not utilized by this project on Andrews Avenue or Davie Boulevard with Broward County Engineering Division and the Florida Department of Transportation, respectively.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Atlantis Properties, Inc./Sterling
Bank

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Date: November 12, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Stairs do not comply with NFPA 101, 7.1.3
4. NFPA 101, 8.2.5.5 applies at permit phase.
5. Table 600 will apply to walls at property lines. Please verify prior to permit.
6. Show sprinkler main with DDC and FDC.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Atlantis Properties, Inc./Sterling
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Case #: 111-R-03

Date: November 12, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Atlantis Properties, Inc./Sterling Bank

Case #: 111-R-03

Date: November 12, 2003

Comments:

1. Trees require a planting area with a minimum width of 8'. Certain locations on the street frontages and other areas do not appear to meet this minimum requirement.
2. Verify that the 10' average buffer (with a minimum width of 5') is provided on all street frontages. Note that vehicle overhang cannot count for any landscape area requirement.
3. Make sure that palm and tree spacing from structures is sufficient to meet requirements.
4. All Tree Preservation Ordinance requirements apply. Equivalent replacement for trees removed to be above minimum site Code requirements.
5. Shrubbery used to screen the vehicular use area from the R.O.W. and abutting properties is to be maintained at a minimum of 30" height. Will the "Dwarf Elephant Ear" serve this purpose?
6. Make sure all utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan. If there are overheads they should be placed underground.

Recommendations:

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Atlantis Properties, Inc./Sterling Bank

Case #: 111-R-03

Date: November 12, 2003

Site Plan Level II Review/7,146 S.F. bank with drive-thru tellers/B-1
Location: 1201 S. Andrews Ave.

Comments:

1. Property appears to require replatting as only a portion of Lot 4 is a part of the development site. Provide a platting determination letter from Broward County Planning Council.
2. Discuss stacking with Engineering representative. Dimension distance from parking space to S.W. 1 Ave.
3. Dimension the two parking spaces in northwest corner of site.
4. Discuss dead end parking with Engineering representative.
5. Discuss vehicle reservoir spaces for drive thru with Engineering representative. A VRS shall be twenty (20) feet long by ten (10) feet wide. Six (6) VRS's are required per teller with three (3) required for automatic teller.
6. Discuss additional right-of-way with Engineering representative.
7. Restore any drop curbs being removed. Continue sidewalk across driveways.
8. Dimension existing sidewalks and discuss appropriate width.
9. Provide a detail of dumpster wall.
10. Indicate outline and use of adjacent structures.
11. Provide a table on site plan indicating required and proposed setbacks.
12. Freestanding sign proposed is too high – suggest five (5) foot high ground sign.

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13. Pursuant to ULDR Sec. 47-19.2. DD., *Temporary sales or construction facility*, such facility shall not be permitted prior to site plan approval. There is a trailer on site – please remove until final DRC approval is obtained.
14. Provide information on all colors and materials proposed.
15. Since previous use was a gas station, verify all environmental issues have been addressed, i.e., tank removal, soil contamination, etc.
16. It is recommended applicant present project to Tarpon River, Poinciana Park and Croissant Park Civic Associations as well as South Andrews Business Association (contact: Jeryl Madfis).
17. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
18. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Atlantis Properties, Inc./Sterling Bank	Case #:	111-R-03
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Comments:

1. Will impact resistant glass be used?
2. Will there be on site security at this facility? (Guards, armed unarmed)
3. Will this be a 24hr facility? Will there be additional rental office space available?
4. How will access to facility be controlled both during and after business hours?
How will the elevator be controlled after business hours?
5. Will CCTV be used to cover ALL entry/exit doors, stairwells, both interior and exterior, lobby area, teller areas, both interior and exterior, elevator access areas, restroom areas, and ALL ATM machines?
6. Will the security system installed have perimeter sensors for glass break detection, secondary interior protection such as motion detection, as well as remote panic buttons for emergency conditions? Will this system have either listening or 2-way voice capabilities?
7. There should be windows on each level for the exterior stairwell in order to provide natural surveillance capability.
8. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
9. All entry doors and locking devices will have sufficient security rating.
10. All solid entry/exit doors should have a 180-degree viewing device.
11. All installed aluminum shutters should be raised high enough to allow for maximum natural surveillance.

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12. Is it possible to have the restrooms relocated closer to the front or entry area of the facility?
13. Is it possible to relocate the second handicap parking space along Andrews Ave., next to the handicap space next to the facility?
14. The parking lot to this facility presents several hazardous situations. First, most of the parking requires that customers must cross three (3) drive-through teller lanes, to enter the facility. Second, customers entering or leaving the facility must cover a large open area of ground or parking lot in order to reach their vehicle. Third, in the current configuration, the second handicap space located on the Andrews Ave. side would present a danger for the handicapped customer having to cross the parking lot adjacent to this entryway.
15. All landscaping should allow an unobstructed view of the facility.
- 16. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Atlantis Properties, Inc./Sterling Bank

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Comments:

1. Discuss the requirement for an additional right-of-way dedication with the Engineering representative.
2. Discuss dead end parking with the applicant and Engineering representative pursuant to section 47-20.5.C.4
3. Vehicular reservoir spaces for drive-thru bank tellers are six (6) inbound and one (1) outbound position a minimum of twenty (20) x ten (10) pursuant to section 47-20.17.B.
4. Discuss the site and teller circulation with Engineering.
5. Dimension and demonstrate building height from grade as defined in section 47-2.
6. Site indicates a 7,146 gross square foot building and the parking data indicates a 5,372 gross square foot building for parking calculation, which is correct.
7. Detached freestanding sign exceeds the maximum height requirements provide in section 47-22.3.E.1.
8. Additional comments may be discussed at the DRC meeting.